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Midtown Rezoning Initiative in Full Swing

by Nalini J. Johnson, AICP

A Midtown Neighborhood Rezoning Committee (MNRC) has been formed to recommend a zoning proposal for Midtown that will address all properties within the following area: 18th Street on the north, the rail lines on the east, Murdock Street on the south, and the little Arkansas River on the west. The rezoning proposal implements Goal 2.6 of the Midtown Neighborhood Plan and is the most important implementation activity for this plan.

The MNRC consists of the following neighborhood and planning department representatives:

Neighborhood – Roberto Baeza, Cathy Landwehr, Mary Manlove, Debbie Allen, Janie Krull, Steve Krull, Janet Miller, Bob Pickens, Greg Steuver, Alan Fearey

Planning Department – Nalini Johnson, Dave Barber, Scott Wadle, and Jess McNeely

The preliminary rezoning proposal was presented at a community meeting hosted by the Historic Midtown Neighborhood Association September 7. It was immediately followed by a presentation to the District Advisory Board for District VI on September 13. The committee hopes to present its final rezoning recommendations to DAB VI and the Metropolitan Area Planning Commission (MAPC) for adoption by January 2005.

An additional public meeting is scheduled for Oct. 26 at the Midtown Community Resource Center to continue to receive feedback on the rezoning proposal developed by the committee. Written notification, accompanied by map sets showing the proposed zoning change (if any) for each parcel, will be sent to each property owner at the time that a final recommended rezoning plan is presented at a public hearing of the MAPC.

For more information, contact Nalini J. Johnson, AICP, Principal Planner, at 268-4456.

Acknowledgements:

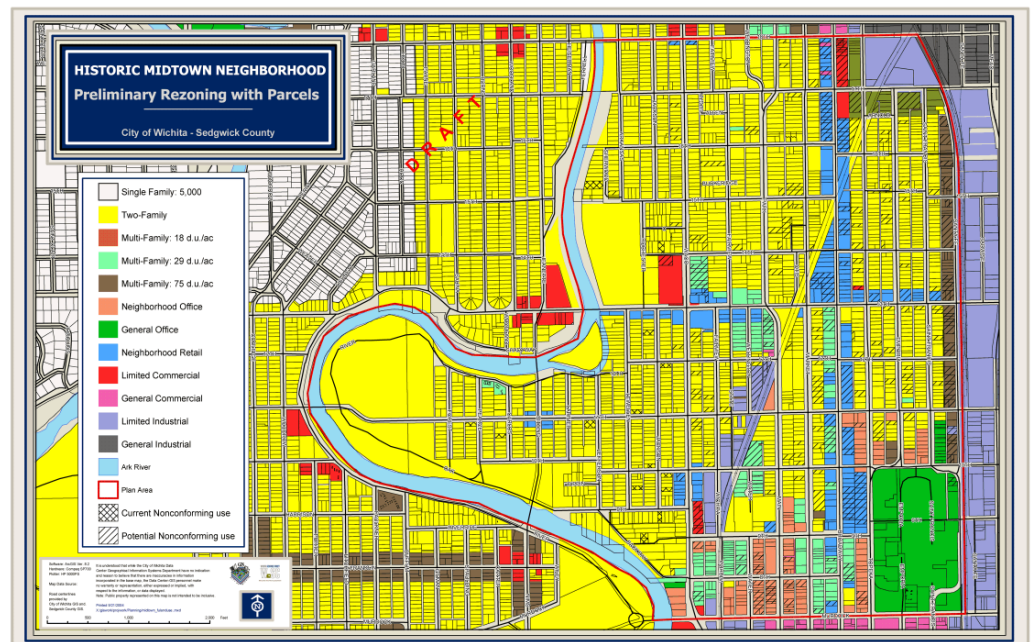
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McAdams Neighborhood-Wide Rezoning Update

by Dave Barber, AICP



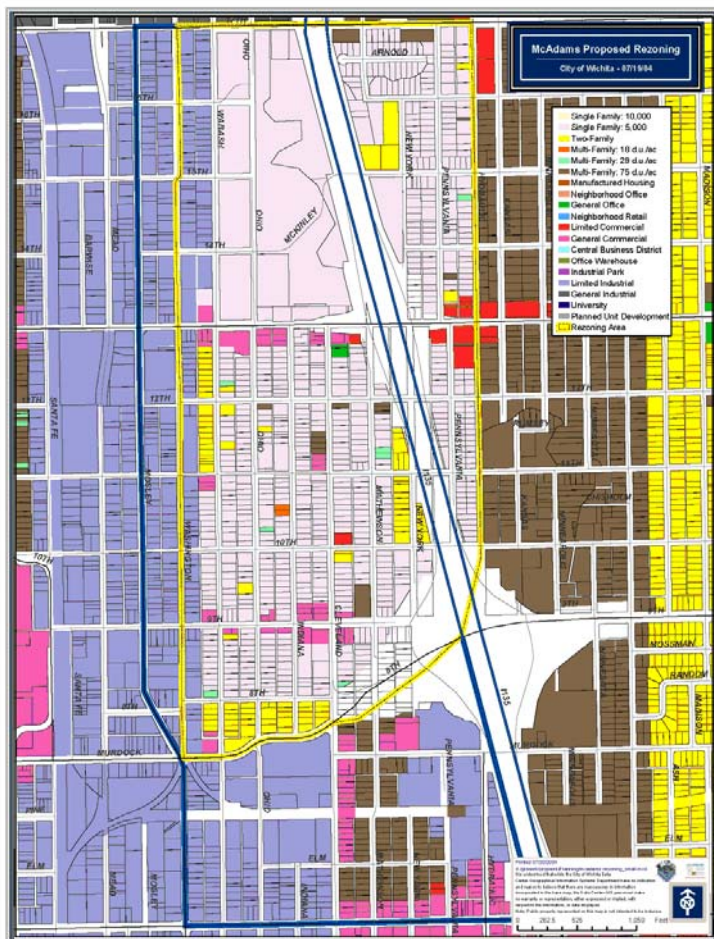
Work began on the McAdams neighborhood-wide rezoning initiative in April of this year. A preliminary rezoning scheme was presented at two neighborhood public meetings on June 24 and 26 at the McAdams Recreation Center. On August 2, the final proposed rezoning scheme was presented to members of the District I Advisory Board, who unanimously approved the proposal. On August 19, the Metropolitan Area Planning Commission set a public hearing date of October 7, to receive comments on the proposed rezoning scheme. Letters accompanied by detailed map sets outlining the nature of the proposed rezoning change were sent to all property owners advising of the public hearing date, and advising of the opportunity to have their property remain as currently zoned.

For more information, contact Dave Barber, Chief Planner, Advanced Plans Division, at 268-4421.

Principles to Rezone By

All MAPD rezoning initiatives to date are based upon the following principles:

- No property will be rezoned against the wishes of the property owner. No changes will be proposed that will prevent residents, businesses or landlords from continuing their existing operations or uses.
- No property will be rezoned to a higher intensity zoning classification. This is necessary in order to streamline the neighborhood rezoning initiative, while at the same time independently preserving full notification requirements normally associated with any property rezoning proposal for higher intensity uses.
- Neighborhood-wide rezoning will be proposed that accommodates the wishes of property owners while facilitating future anticipated /desired land uses as envisioned in the *Midtown and McAdams Neighborhood Plan Land Use Concept Maps*. There will be no rezoning fees charged to property owners affected by this rezoning initiative.
- Neighborhood-wide rezoning initiatives will be proposed that reflect the support and endorsement of the Historic Midtown Citizens' Association and the McAdams Neighborhood Association.



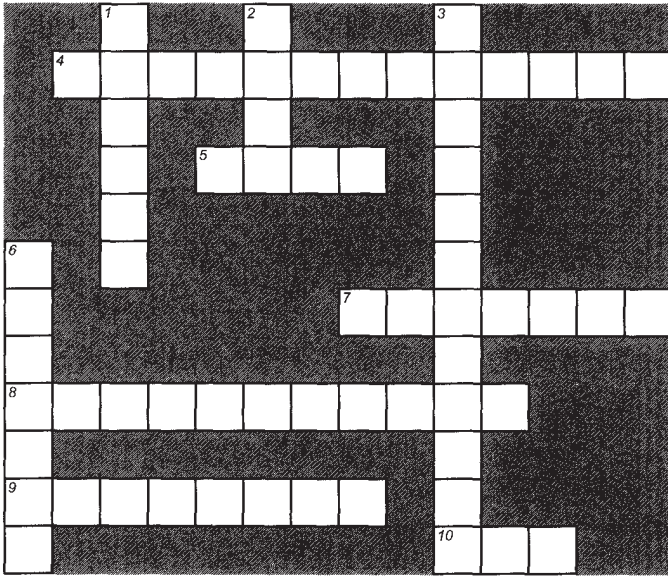
Derby Aquatic Park Makes a Big Splash!



For hours of operation or more information about this milestone project, please contact Charles Brown at the City of Derby.

Zoom in on Zoning

by Nalini J. Johnson, AICP



www.CrosswordWeaver.com

Across

- 4** _____ Use. The use of any land, building or structure that does not comply with the use regulations of the zoning district in which such use is located, but that complied with the use regulations in effect at the time the use was established (W-SC Unified Zoning Code).
- 5** _____ Lot Line. The siting of a building in such a way that one or more of the building's sides lies directly on a lot line.
- 7** The minimum required horizontal distance between the building line and the front, side or rear property line of the lot.
- 8** The division of land, a lot, tract, or parcel into two or more lots, parcels, plats or sites.
- 9** The legal right granted to a government agency or utility service to use land owned by another for a specific purpose.
- 10** Land occupied, or to be occupied by a building or group of buildings, and having its principal frontage on a street.

Down

- 1** _____ Lot. A parcel of land that is designated by its owner or developer at the time of applying for a building permit as one lot, all of which is to be used, developed or built upon as a unit under single ownership (W-SC Unified Zoning Code).
- 2** _____ Occupation. An incidental and secondary use, such as a business use, of a dwelling unit that does not alter the exterior of the property or affect the residential character of the neighborhood.
- 3** _____ Use. A permitted use or structure that by nature or level and scale of activity, acts as a transition or buffer between two or more incompatible uses.
- 6** _____ Development. A design technique that concentrates buildings in certain areas on a development site to enable the remaining land to be used for open space, recreation, and the preservation of environmentally-sensitive areas.

2004 Development Trends Report is Available

by Stephen Banks

The 2004 *Wichita-Sedgwick County Development Trends Report* by the Metropolitan Area Planning Department (MAPD) is now available. The report provides a one-stop summary of local growth and development trends. It also outlines population, employment, and development shifts as reflected by building permits, the creation of buildable vacant lots, as well as annexation and platting activities during the 2003 calendar year. Five-year summary data is provided to give a comparison of the most recent activity with longer-term trends.

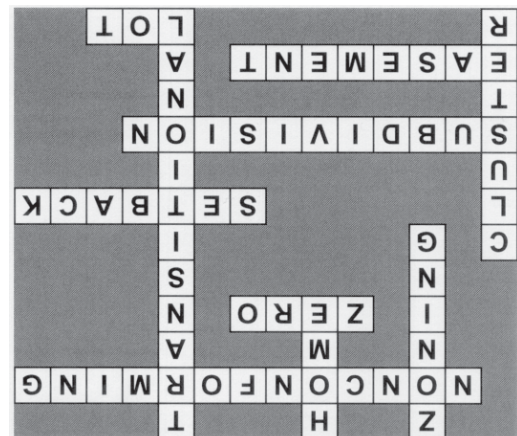


This publication is now available in print from MAPD for \$10 plus tax and postage. Mail your request along with a check or money order to MAPD, 455 N. Main, 10th Floor, Wichita, KS 67202. It is also available on the Internet at: www.wichita.gov/CityOffices/Planning/AdvancedPlans/2004_development_trends.htm

The full-color Internet version of the report features the same format and additional graphics as the black-and-white hard copy version. Additionally, the Internet version provides more flexibility in making the report available throughout organizations.

For more information about the Development Trends report, contact Stephen Banks, Senior Planner, 268-4421.

Zoom in on Zoning Answers



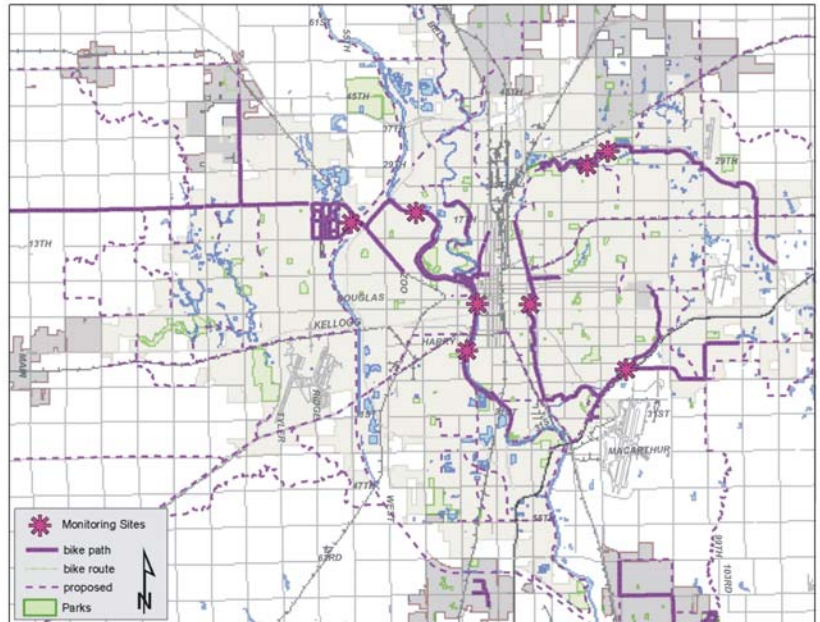
The Pathways 2004 Report Now Online! by Scott Wadle

The MAPD is excited to announce the *Pathways 2004 Report*, the first detailed analysis of trail usage on the Wichita-Sedgwick County trail system. The report provides a compilation of 72 hours of trail observations at eight locations throughout the Wichita-Sedgwick County trail system. Within the report you will find tables and graphs that display trail user data sorted by time, location, direction of travel, and type of activity. The *Pathways 2004 Report* provides information about trail sites which are used most often and when the Wichita-Sedgwick County trail system sees the most use.

The report is available to view, print, or download from the City of Wichita website at: www.wichita.gov/CityOffices/Planning/AdvancedPlans/pathways+2004+report.htm.

We hope you will find this report to be both informative and valuable. If you have any comments or suggestions for future studies, please feel free to forward them to us.

For more information about Wichita trails and their use, contact Scott Wadle, Associate Planner, at 268-4421, or by email at swadle@wichita.gov.



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